

WASHINGTON

United States Department of the Interior  
Heritage Conservation and Recreation Service

National Register of Historic Places  
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For HCRS use only

received

date entered

**1. Name**

historic Rosenwald Apartment Building  
and/or common Michigan Boulevard Garden Apartments

**2. Location**

street & number 47th & Michigan Avenue not for publication  
city, town Chicago vicinity of \_\_\_\_\_ congressional district # 1  
state Illinois code 012 county \_\_\_\_\_ code 031

**3. Classification**

Category <input type="checkbox"/> district <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> structure <input type="checkbox"/> site <input type="checkbox"/> object	Ownership <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> both Public Acquisition <input type="checkbox"/> in process <input type="checkbox"/> being considered <u>N/A</u>	Status <input checked="" type="checkbox"/> occupied <input type="checkbox"/> unoccupied <input type="checkbox"/> work in progress Accessible <input checked="" type="checkbox"/> yes: restricted <input type="checkbox"/> yes: unrestricted <input type="checkbox"/> no	Present Use <input type="checkbox"/> agriculture <input checked="" type="checkbox"/> commercial <input type="checkbox"/> educational <input type="checkbox"/> entertainment <input type="checkbox"/> government <input type="checkbox"/> industrial <input type="checkbox"/> military	<input type="checkbox"/> museum <input type="checkbox"/> park <input checked="" type="checkbox"/> private residence <input type="checkbox"/> religious <input type="checkbox"/> scientific <input type="checkbox"/> transportation <input type="checkbox"/> other:
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**4. Owner of Property**

name City of Chicago - Chicago Department of Urban Renewal  
street & number 320 North Clark Street  
city, town Chicago vicinity of \_\_\_\_\_ state Illinois 60610

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Office of the Recorder of Deeds of Cook County  
street & number 118 North Clark  
city, town Chicago state Illinois 60602

**6. Representation in Existing Surveys**

Register of the Commission of Chicago  
title Historical & Architectural Landmarks property been determined eligible? -- yes  no  
date on-going federal  state  county  local   
depository for survey records Office of The Commission  
city, town Chicago state Illinois

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Item number

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2. Inventory of Historic Structures in Chicago-Grand Boulevard,  
Illinois Historic Structures Survey, April 1975  
IL.Dept. of Conservation, Historic Sites Division  
Springfield, IL      Not determined eligible

## 7 Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/> original site
		<input type="checkbox"/> moved date _____

### Describe the present and original (if known) physical appearance

The Michigan Boulevard Garden Apartment Building was developed in 1929. The main building consists of a five story and English basement, oil and gas fired steam heated, brick walk-up apartment building of fire resistive construction. The building was originally designed for 16 stores and 421 apartments. Presently the building has 418 apartments (two apartments converted into a nursery school facility) and 14 stores (two tenants have double stores).

The exterior of the structure has a concrete foundation, concrete columns and floor slabs and a flat roof with face brick penthouses at the stair-heads. The windows are double hung wood sash with wood and iron screens and tile coping at sills. At the basement openings the windows are wood casement with wrought iron gratings.

Incorporated within the overall design concept of the Michigan Boulevard Garden Apartments was an older masonry apartment building that is located within the same block. It was built in 1901-06 of frame construction and was acquired as an integral part to round out the block that encompasses the housing project. This structure is three stories high and contains 33 units.

The total complex primarily covers the perimeter of the site with an interior landscaped courtyard. Access to the courtyard is via six archways that can be closed by use of manually operated folding metal gates. Entrance can be gained to the apartments from the surrounding streets or from the courtyard via a network of concrete sidewalks. There are a total of 29 entrances.

The street entrances have imitation granite steps, wrought iron banisters and single wood and glass outer doors. The vestibules have brick walls, terrazzo floors, mail boxes, incandescent lighting and wood and glass inner doors. This courtyard is landscaped with numerous mature trees, concrete walks, park benches and playground equipment.

The stair-halls each extend from the basement to the roof and are of steel construction. The floors are terrazzo, ceilings are plastered and the walls are tiled. Entrance doors to the units are steel. The railings are of wood and wrought iron construction.

The typical apartment unit has concrete base floors, finished oak parquet floors, plastered walls and ceilings, two cast iron radiators, electrical outlets at the baseboard, metal doors and one entrance per apartment.

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Inspection of the building shows that it is structurally sound with the exterior and the semi-public spaces virtually intact as designed and built. Maintenance is presently needed to help upgrade the condition of the building's roof, window sills and sashes. There is also improvement needed in the brick tuckpoint work.

The building complex is well designed and is presently in reasonably sound condition. There have not been any major changes or renovations to the building which would lessen its physical integrity since its date of construction.

# 8. Significance

Period		Area of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation	
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)	
				SITE DEVELOPMENT	

Specific dates 1929

Builder/Architect

Ernest Grunsfeld, Jr.

## Statement of Significance (in one paragraph)

Rosenwald Apartment Building - Michigan Boulevard Garden Apartments

The Michigan Boulevard Garden Apartments were developed in 1929 under the auspices of Chicago philanthropist Julius Rosenwald.

Born in Springfield, Illinois, he became a merchant in New York City and later in Chicago.

Through his business ingenuity, he was able to acquire 40% percent of the Sears, Roebuck & Co. stock. During the many years of his affluence as the head of Sears, he was a constant contributor to civil causes. He was a trustee of the University of Chicago and a longtime board member of Hull House. He also founded the Museum of Science and Industry. However, his greatest contributions were to black causes. Collaborating with Booker T. Washington, he contributed to the construction of 5,357 public schools, shops and faculty housing for Negroes in the South.

Becoming a merchant, financier and philanthropist he paid great attention to the municipal housing projects while visiting Vienna. Realizing a shortage of sound housing for blacks and wanting to demonstrate that private investment could be attracted to such projects, he had his nephew Ernest Grunsfeld, Jr. design and plan for such a project in Chicago to house blacks, since there were few private and public concerns for housing projects up to this time.

The prototypes for the Michigan Boulevard Garden Apartments were the municipal housing projects in Vienna and Duncan House located in New York's Harlem community.

Rosenwald invested \$2.7 million in the project but only 2.4% percent was earned on the investment during the first seven years. This was not enough of course to attract private capital. As a result, many felt that the Michigan Boulevard Garden Apartments were not as successful as Rosenwald anticipated. However, through the years, this housing complex was to become a model for many to follow.

Architecturally, the Michigan Boulevard Garden Apartments are significant because they demonstrate the incorporation of a protected interior landscaped courtyard which provides a common area for all residents having security, privacy, and necessary play areas for children.

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In 1973, the Chicago Department of Urban Renewal purchased the property and has since been responsible for its management. Efforts by the City of Chicago to rehabilitate this exemplary housing development could be immensely assisted by its nomination to list this complex in the National Register of Historic Places.

There are few better examples of public housing projects in America which can serve to demonstrate the dedication exhibited by various philanthropists, government, and others in providing adequate housing for those in need.

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Rosenwald Apartment Building, Michigan Boulevard Garden Apartments

10. GEOGRAPHICAL DATA

(verbal boundary description and justification)

LEGAL DESCRIPTION

Lots 5 thru 46 in Block 5 in Winston's Subdivision of the South 34 acres of the W. 1/2 of the SW 1/4 of Section 3, Township 38 North, Range 14 East of the 3rd P.M. in Cook County, Illinois.

ALSO

Lots 1, 2, 3 and 4 in the Resubdivision of Lots 1, 2, 3 and 4 in Block 5 in Winston's Subdivision of the So. 34 acrss of the W 1/2 of the SW 1/4 of Section 3, aforesaid.

ALSO

All of the North-South 20 ft. vacated alley extending thru Block 5 in Winston's Subdivision, aforesaid. Said alley vacated by ordinance passed Dec. 19, 1928 and recorded Jan. 10, 1929 as Doc 10254237.

## 9. Major Bibliographical References

Devereux Bowly, Jr., *The Poorhouse: Subsidized Housing in Chicago, 1895-1976*. Copyright 1978 by Southern Illinois University Press and Feffer and Simons, Inc. Philpott, Thomas Lee, *The Slum and the Ghetto: Copyright 1978 by Oxford University Press, Inc.*

## 10. Geographical Data

Acresage of nominated property four (4) ACRES +  
Quadrangle name JACKSON PARK, ILL. - IND.

Quadrangle scale 1:24,000

UMT Reference

A 

1	6	4	4	8	1	8	0	4	6	2	8	6	8	0
Zone				Easting				Northing						

B 

Zone				Easting				Northing						

C 

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D 

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Verbal boundary description and justification

See continuation sheet.

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

## 11. Form Prepared By

name/title Gilbert J. Cataldo, Commissioner,

organization Department of Housing, City of Chicago March 17, 1981

street & number 320 North Clark Street telephone (312) 744-8510

city or town Chicago state Illinois 60610

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth in the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature [Signature]

title Director, Ill. Dept. of Conservation date 6/23/81

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I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration



ENTRIES IN THE NATIONAL REGISTER

STATE ILLINOIS

Date Entered AUG 13 1981

<u>Name</u>	<u>Location</u>
Rosenwald Apartment Building	Chicago Cook County
Pulaski Park and Fieldhouse	Chicago Cook County

Also Notified

Honorable Charles H. Percy  
Honorable Alan Dixon  
Honorable Harold Washington  
Honorable Dan Rostenkowski

For further information, please call the National Registrar at (202) 543-6403.

272-3504

**COPY OF CONGRESSIONAL INTEREST**